

Request For Proposal (RFP)
For
Construction Manager at Risk (CM@R) Services
The Academy for Classical Education
5665 New Forsyth Rd. Macon, Ga 31210
Playground Addition

GENERAL

The Owner, The Academy for Classical Education (ACE) is seeking sealed proposals from qualified Construction Professionals to perform certain improvements on their existing campus located at 5665 New Forsyth Rd. Macon, Ga 31210. The delivery method is Construction Manager at Risk (CM@R). **Proposals are due to Carter Engineering Group – attn: Jennie Caldwell at 6310 Peake Rd, Suite 200, Macon, GA 31210 before the deadline in the anticipated schedule below.** In addition, an email copy of the proposal should be emailed to pat.kelly@acemacon.org after the deadline. Proposals received after this time will not be accepted. All proposals will be opened by the review committee at their appointed meeting time and no information contained in the proposals received will be disclosed prior to the Owner awarding the contract.

The work will be performed on an active campus; the safety of the students and staff must be the top priority for the CM@R. Site visits should be scheduled to avoid carpool times.

INTRODUCTION

A. PURPOSE

ACE is considering the services of a Construction Professional Firm (CP/GC) for the construction of a project as (“The “Project”). The CP/GC will assume responsibility for project construction cost by issuing a guaranteed maximum price not later than 90% through the design phase. The GMP will be a contractual obligation. CP/GC will also develop an overall project schedule, which will be a contractual obligation. In addition, CP/GC will be responsible for methods of construction, safety, and the scheduling and coordination of the work of all construction and miscellaneous contracts required for completion of the project within its predetermined budget and schedule.

B. PROJECT OBJECTIVES

The CP/GC will function as a Construction Manager-At-Risk (CM@R). During Pre-Construction, the CM@R will be responsible for pricing and value engineering issues, along with issues of the facility’s maintainability and constructability. When design documents for the project have been developed in sufficient detail (approximately 90% complete) the CM/GC will commit to a Guaranteed Maximum Price (GMP) for all construction and site development. The Owner reserves the right to request an alternative additive item for playground equipment and other items indicated in the design plans, which we may ask to be included in the GMP. (The Owner will accept or reject this item prior to finalizing the GMP.) Construction will commence with the release of distinct work packages while the total design documents are being finalized. The CM@R shall

competitively select all construction subcontracts and other work appropriate for competitive selection using cost, other factors, and including owner input. The successful CM@R shall not be eligible to bid or enter into contract or subcontract for any of the construction or other services of any nature on the project without the specific approval of the Owner.

In selecting a firm, the Owner will place emphasis on the experience of the firm and assigned personnel in providing functions on projects of similar magnitude and complexity as the proposed projects. Selection preference will be toward firms oriented to the construction field that have depths of knowledge and resources in principles of general contracting, scheduling, contract coordination and compliance, budget control, familiarity with State, County, and City laws, ordinances, and codes.

C. PROJECT ASSUMPTIONS

The CM@R firm should prepare the proposal with the understanding that it will commit, at a minimum, Full-Time Project Superintendent, and Project manager.

The CP/GC, as a part of its Preconstruction Services, will assist with developing a strategy for the best approach for the successful completion of the Project. For example, without limitation, CM@R will provide guidance and assistance in the preparation of a schedule and a reliable cost estimate.

MANDATORY PRE-PROPOSAL MEETING

A mandatory pre-proposal meeting will be held at ACE project site at the time and date on the Anticipated Schedule below. Attendance is mandatory. Proposers will have the opportunity to see the project site and discuss project.

TIME FOR CONSIDERATION

Time is of the essence as ACE wants this work to be performed during the school's summer break. ACE proposal review committee will meet as soon as practical after proposal submission deadline to evaluate, discuss, and score the proposals. Proposals must remain open and in effect for at least thirty (30) days after the deadline.

REGISTRATION AND QUESTIONS

All Construction Professionals wishing to submit a proposal in response to this RFP must register with the school via email to ensure information and addenda will be sent to prospective CM@R. Please submit your company's legal name, address of the CM@R's office serving this project, contact name, phone number and email. Any questions must be asked in writing via email at the deadline noted below in the Anticipated Schedule. All site visits must be coordinated with the Owner Primary Contact below.

Send Registration, questions, and requests to Owner Primary Contact:
Pat Kelly, Chief Financial Officer – Pat.kelly@acemacon.org

BACKGROUND

ACE is located at 5665 New Forsyth Rd. Macon, Georgia, 31210. The tuition-free public charter school presently educates students in kindergarten through 12th grade. For more information and the school calendar, please visit their website: www.acemacon.org. The Academy of Classical Education is undertaking the development of a new Campus Commons and Playground Expansion located at the front of its campus along New Forsyth Road in Macon, Georgia. The project is designed to transform an underutilized play area into a cohesive outdoor learning and recreation environment that serves students, faculty, and visitors while enhancing the overall appearance and functionality of the campus.

The development includes two age-appropriate playground areas connected by a central covered pavilion with restroom facilities. Significant site grading improvements will create a unified upper terrace, allowing the playground spaces, pavilion, and activity areas to function as an integrated campus destination.

A defining feature of the project is a new architectural retaining wall system constructed with brick veneer and ornamental metal fencing. The retaining wall will establish a formal edge along the front of the playground while accommodating existing grade changes across the site. A broad landscaped lawn with gentle slopes will provide a safe and attractive transition between the existing driveway and the elevated playground terrace. The design incorporates a central stair aligned with the pavilion, creating a strong visual and pedestrian connection between the lower campus frontage and the upper activity areas. Additional site improvements include concrete walks, landscaping, turf play areas, playground safety surfacing, drainage improvements, utilities, and supporting site infrastructure.

Playground equipment will be furnished and coordinated through GameTime and their local representative, with construction coordination provided through the project team. Civil engineering services are being provided by Carter Engineering, and construction management and site development will be coordinated through the selected contractor.

The overall goal of the project is to create a durable, safe, and architecturally cohesive outdoor environment that reflects the Academy's commitment to excellence while providing students with a high-quality recreational and gathering space for years to come

ANTICIPATED SCHEDULE

The Owner intends to award the contract for the Project within one week after the proposal submittal deadline. After the award, the CM@R will have seven days to execute the contract and deliver payment and performance bonds, proof of insurance, completed Form W 9, and other documents as may be required by the contract. All times are local time, Eastern Daylight Time (GMT-4).

Below are the anticipate dates:

Date	Description
Friday, June 5, 2026	Advertise for Competitive Proposals
Friday, June 12, 2026 10:30am	Pre-Proposal Meeting at ACE – 5665 New Forsyth Road Macon, GA
Friday, June 19, 2026, 5:00pm	Proposers must register with School via email
Friday, June 16, 2026, at 4:00pm	Questions due to school
Friday, July 3, 2026 at 3:00 pm	Proposals due at Carter Engineering, Macon GA
Monday, July 6, 2026	Anticipated award made to successful CM@R

BUDGET AND CONSTRUCTION TIME-FRAME

The stated budget for this project for all construction work including all costs of the work and CM@R Fees is \$1,200,000. ACE desires the playground addition and site work to be constructed in the summer of 2026 and completed before school starts back after Summer Break of 2026. ACE understands some portions of the project may not be completed in its entirety during the summer break but request the CM&R contractor to complete all related site work during summer months.

ANTICIPATED PROJECT SCOPE

ACE’s architect, Dunwody/Beeland Architects, is currently working on construction documents. These documents will be issued for permit and Guaranteed Maximum Price (GMP) estimates in the summer of 2026. The work for this project is expected to include the following:

Anticipated scopes of work

- Site Preparation & Site Demolition
- Erosion Control
- Utility Relocate & New underground Utilities
- Stormwater (as required)
- Earthwork & Grading
- Site Concrete
- Retaining Walls
- Pavilion Foundation
- Masonry
- Structural Steel
- Carpentry
- Rubber Surfacing / Turf / Playground Surfacing
- MEP

**It's important to note, ACE shall be responsible for furnishing and installing all playground equipment by their own vendor. Contractor shall be responsible for coordinating site condition and installation with Owner vendor.

CM@R will be required to permit the project with the county. Permit fee's shall be waived.

CONTRACT FORM OF AGREEMENT

The owner intends to award the entire scope to one contractor under one contract. Award of this contract will be made in the best interest of the Owner. The successful proposer (the Construction Manager at Risk) shall serve as the contractor and construction manager for the project.

The AIA 133 Agreement and General Conditions Between Owner and Construction Manager (Where the CM is At-Risk) will be used. Payment and Performance Bonds in the amount of the Guaranteed Maximum Price (GMP), after being established, are required.

All Forms and Agreements are available from the Owner upon request by email to contact noted above. By submitting a proposal in response to this RFP, CM@R agrees to use the forms above.

INSURANCE REQUIREMENTS

If awarded this project, the CM@R is required to have the following insurance coverage:

- A. Worker's Compensation Statutory Limits
- B. Employer's Liability \$1,000,000/\$1,000,000/\$1,000,000
- C. General Liability \$1,000,000 per Occurrence
 - a. ISO CG000001 or equivalent (Bodily Injury and Property Damage)
 - \$2,000,000 General Aggregate
 - \$2,000,000 Products/Completed Operations/Aggregate
 - \$1,000,000 Personal Injury/Contractual
- D. Automobile Liability \$1,000,000 Combined single Limit (Property Damage and Personal Injury)
- E. Excess Liability Umbrella \$5,000,000 over underlying coverages (Auto Liability, Employer's Liability and General Liability)
- F. Builder's Risk 100% of the Contract Amount (GMP) – Owner will maintain property insurance on the existing building.
- G. The Contractor shall furnish Payment and Performance Bonds as security covering faithful performance of the Contract and Payment of obligations arising thereunder. The amount of each security shall be equal to 100 percent of the contract Sum (GMP) using the forms specified in CONTRACT FORM OF AGREEMENT above.

The Owner shall be named as additional insured and loss payee on the successful Construction Manager's Liability Coverage.

E VERIFY AFFIDAVITS

All Proposers shall comply with the provisions of the federal E Verify program. Proposals must include a completed E Verify Affidavit with their proposals. All Subcontractors, and sub-subcontractors must complete and submit, through the CM@R, a completed E Verify Affidavit upon their award of a subcontract.

PROPOSAL SUBMISSION REQUIREMENTS

The complete proposal shall contain the following information and shall be submitted in the order shown below. The proposals shall be in a loose-leaf binder with tabs clearly identifying the contents and following the outline below. Submit three (3) identical copies of the proposal. For proper identification, the proposer's name and address should appear on the exterior of the sealed proposal package. The label shall state "SEALED PROPOSAL ENCLOSED – ACE PLAYGROUND ADDITON".

1. **Transmittal Letter** to include contractor's name, address, contact person during this process, phone number, and e-mail address. An authorized agent must sign the transmittal letter.
2. **Letter from Surety Company** stating that the proposer will be able to furnish 100% Performance and Payment bond at the execution of the contract.
3. **Letter from Insurance Agent or Certificate of Insurance** as Evidence of Insurability as outlined.
4. **Project Team Resumes.** As a minimum, list Project Manager, Full-Time Site Superintendent, and any other position listed on SCHEDULE A – FEE SCHEDULE.
5. **AIA A305 Contractor's Qualification Statement.**
6. **Addenda** - Acknowledgement of receipt of any Addenda.
7. **General Contractor License & Business License**
8. **Schedule A – Fee Schedule** – All blanks shall be completed. If Not Applicable, write N/A.
9. Any other information considered pertinent by the proposer.

EVALUATION CRITERIA

Proposals shall be evaluated based on the following factors with the relative importance of each being shown in the percentages shown for each:

A. **Stability of Proposer (20%):** Evidence that the proposer is financially strong and stability of the proposer as it relates to personnel.

C. **Relevant Experience and Qualifications of Proposer (30% Factor):** Experience and availability of the team to be assigned to the Project, and evidence of their experience with School construction projects of similar size, type and complexity. Assigned team's experience with effective cost and schedule control. CM@R shall maintain the Contractor's team, as submitted in response to this RFP, throughout the project unless the team member is fired or resigns from the company. A general contractor license must be required. If the CM@R must propose a substitution of a qualified team member for the reasons stated, the CM@R shall notify the Owner at least 30 days prior to the substitution and shall be subject to approval by the Owner.

D. **Quality of Proposed Management Plan (10% Factor):** The proposer's cost management plan; the proposer's schedule management plan during design and construction; the proposer's approach for managing changes within the stated cost and schedule limitations; the proposer's approach for competitively administering and evaluating bid packages; the proposer's approach

to the maximum inclusion of local subcontractors; the proposer's approach to inclusion of minority participation; the proposer's quality assurance program and plan; the proposer's close-out plan; the proposer's workforce plan; and the proposer's safety plan and site logistics plan for the Project.

E. Past Performance of Proposer (25% Factor): The proposer's past performance indicating successful completion of similar School construction projects, including level of quality of services to the owners; the proposer's ability to meet budget and scheduling requirements; the proposer's response to project needs during pre-construction and construction; and reference letters attesting to the proposer's performance. Proposers should address scheduling, as completion of the Project in a timely manner is a concern. Proposers must provide project experience indicating successful completion of projects on an active campus in the last 5 years.

F. FEE (25% Factor): The proposer's fee for its overhead and profit shall be stated as a percentage of the cost of the work. The costs for all estimating and pre-construction services performed during the development of the approved GMP are to be included in the fee or listed in SCHEDULE A. The costs of all personnel utilized for pre-construction and construction staff used on this project shall be listed by title on SCHEDULE A. Local and Home overhead as well as profit shall be included in the fee. No separate Fee will be paid for preconstruction services. No payment will be made if GMP is not accepted by Owner. The Proposer shall submit an itemized estimate of proposed general requirements costs for the Project, using the list attached to this RFP as Schedule A. The list is intended as a guide only. Some items will not be required for the Project, while there may be others that are required that are not shown on the list. If an item will be used on the Project and it will be included in the trade packages, please indicate that on the line for that item. During the development of the GMP, this estimate of general requirements costs will be used in the proposer's estimate unless the proposer can show to the Owner's satisfaction that scope of the Project or Project conditions have changed sufficiently to warrant revision to the general requirements cost estimate submitted with their proposal. Evaluation will take into consideration both the proposed fee as well as the proposed general requirement costs.

Pursuant to O.C.G.A. §36-91-21, in any public works contract subject to the state's competitive sealed bid and proposals requirements, no person, by himself or herself or otherwise, shall prevent or attempt to prevent competition in such bidding or proposals by any means whatsoever. Additionally, no person who desires to procure such work for himself or herself or for another shall prevent or endeavor to prevent anyone from making a bid or proposal therefore by any means whatever, nor shall such person so desiring the work cause or induce another to withdraw a bid or proposal for the work. Prior to commencing work, the successful bidder will be required to provide a written oath swearing that it has not directly or indirectly violated these restrictions.

The Owner reserves the right to reject any proposal not in conformity with these instructions and reserves the right to cancel the proposal opening.

AVAILABLE DOCUMENTS

Upon written request by email after or during the process of registration as a proposer with the Owner, the following documents are available:

1. Conceptual Site Plan
2. Schedule A – Fee Schedule (Excel Document).

END OF REQUEST FOR PROPOSAL